



ENVIRONMENT[®]

Chelsea Group's Newsletter of Building Science Applications
For Owners, Asset Managers, and Property Managers of Real Property

WINTER, 2011-2012

CENTRAL PLANT OPTIMIZATION TAKES SHAPE IN HAWAII

HIGHLIGHTS

Breaking Story:

Central Plant Optimization Takes Shape in Hawaii

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New Technology for Sustainable Building Operations

Chelsea helps bring advanced industrial control to commercial and institutional buildings

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Learning Opportunities:

"2012 ASHRAE Winter Conference"

Chicago, January 21-25, 2012

"High Performance Buildings Conference" (ASHRAE)

San Diego, March 12-13, 2012

"BOMA Hawai'i Sustainability Week"

Honolulu, HI, April 9-13, 2012

"Medical Office Buildings & Healthcare Facilities Conference" (BOMA)

Atlanta, GA, May 2-4, 2012

"BOMA International Conference & The Every Building Show"

Seattle, WA, June 26-28

Available on the Web:

"LEED-EBOM Platinum at the Aventine Building"

"Chelsea Group ENERGY STAR Partnership"

"Five Phases of Sustainability Management"

Honolulu, HI – Led by The Queen's Medical Center, a trend toward advanced retrocommissioning to optimize central plant operations is taking root in Hawaii. QMC is forging a program based on improving plant performance with better and faster feedback on where and how energy is used. "The opportunity," says Darren Ito-Ohara of QMC, "is to reduce the run hours of one of our large chillers through better feedback on real demand for cooling." It could save hundreds of thousands of dollars per year, according to Ito-Ohara.



Chelsea Group has been supporting QMC in its physical plant engineering needs for the past several years. A study completed at the end of 2010 pointed to the opportunity in central plant retrocommissioning.

The trend is spreading quickly, thanks to a program developed by Hawaii Energy, the organization charged with implementing the State energy efficiency rebate program. The program provides significant support for the retrocommissioning process for central chiller plants.

George Benda, Chelsea Group's CEO, praised the Hawaii Energy Central Plant Optimization Program for its vision. "We work all over the country and find this program to have innovative features that have the potential for a huge energy conservation win for Hawaii," he said. The process aligns the interests of property owners and the rebate program in a new way, according to Benda, making it a winning proposition for everyone involved.

"Retrocommissioning is like tuning up a car; this program gives us the measurement and monitoring tools to allow the tune-up to have a lasting effect," explained Benda. It brings contemporary technology to bear on one of the most fundamental building blocks of any good energy conservation program. He pointed to four projects currently underway with Chelsea guidance and indicated that there are several more in the works. "I'm excited to see a positive response to doing things the right way," Benda said.

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NEWS & EVENTS: LEED IS BUSTING OUT ALL OVER

CHELSEA GROUP ASSISTS MORGAN STANLEY PROPERTIES WITH LEED

One Maritime and 150 California, both in San Francisco, are among the latest LEED EBOM certifications for Morgan Stanley managed properties. Chelsea Group facilitated the LEED process at both properties. Additional projects are in process.



BENTALL KENNEDY ADVANCES LEED AT CORE OFFICE PROPERTIES IN SEATTLE

2011 has been a big year for LEED EBOM Certification at Bentall Kennedy properties in the Seattle area. Beginning with landmark property US Bank Centre, Bentall Kennedy began its roll on Certification. With programs facilitated by Chelsea Group, Bentall Kennedy achieved not only the USB Certification, but also made the hurdle for EBOM Certification at the Century Square and Northgate properties. With studies complete at seven more properties in the region, more LEED activity is in their future, as well.

ALEXANDER & BALDWIN GAINS LEED EBOM CERTIFICATION IN SACRAMENTO

A&B Properties brought its first property, Gateway Oaks in Sacramento, CA, across the finish line for LEED EBOM Certification with facilitation by Chelsea Group. The project is the first to complete the process from a group of three properties targeting LEED in the A&B Properties portfolio.

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NEW TECHNOLOGY FOR SUSTAINABLE BUILDING OPERATIONS

Phoenix, AZ – A new technology partnership will bring exciting performance improvement potentials to existing buildings, announced Chelsea Group CEO, George Benda. Chelsea Group has entered a development partnership with NSTech USA, bringing advanced industrial measurement and control technology to its clients in the commercial and institutional real estate sector.

As Chelsea Group has expanded its work in retrocommissioning and energy analysis, the need has grown for a technology that allows real time monitoring of performance parameters, wireless communications among sensors and controllers, and can do all of that while preserving the value of existing building energy management and building automation technology, Benda said today. The ns2u technology provides us the platform to accomplish all three, he explained.



Andy Kwon, Vice President of Marketing and Sales for NSTech USA extolled the unique features of the ns2u technology, which is based on real-time Java and proven in over a decade of industrial application. The ns2u technology already speaks more than 100 computer languages, including most common controls protocols. It allows secured and encrypted data access from everything from a smart phone to an iPad to a laptop or desktop.

According to Kwon, NSTech USA is entering the partnership with Chelsea Group to bring the practical knowledge and experience of the company in applying building science in US institutional and commercial properties. "Chelsea Group will be bringing its technical expertise to support our national efforts, and in Hawaii we will be partnering on developing a complete presence with Chelsea as our anchor," said Kwon.

Chelsea Group is now deploying the first building applications of the technology. These focus on monitoring solutions for multiple building applications. The technology holds promise both for single properties with multiple information systems and for portfolios or campuses with complex automation and monitoring needs, according to Benda.

We will be applying this in on-going retrocommissioning, system and subsystem monitoring, M&V for tracking savings, gaining more LEED certification points, and simplifying recertification, Benda added. Watch for case studies soon.

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